



26

York Road

GRAPPENHALL



Discover warmth and welcome at No. 26 York Road; a home with real heart, set within a neighbourhood defined by community. Tucked away in its own leafy pocket between Manchester's two landmark canals, No. 26 truly captures the essence of authentic family living.

Nestled between the Bridgewater Canal and the Manchester Ship Canal within one of Grappenhall's greener enclaves, close to Lumb Brook, No. 26 tucks inconspicuously back off the tree-lined road, with waterside walks and greenery in every direction, just a walk from the local schools and close to the hustle and bustle of Stockton Heath.

"You feel like you're in your own haven here, it's very quiet. The fact that it's not an access road means you feel off the beaten track, even though it's still so accessible."

Turn into the gated driveway, where there is ample parking for two to three cars. A garage currently used for storage and served by electricity, offers flexibility with the potential to convert into an office or studio. Perfectly private, mature, neatly maintained hedging to the front offers a buffer of green, cocooning the lawn, smooth as a bowling green and offering space for children to play.



Welcome home

Built in the 1960s by its original Australian owner, No. 26 retains an ahead-of-its-time sense of antipodean open flow. A cherished family home, changing hands only twice since, and remaining with the current family since 1973, No. 26, York Road has been carefully maintained and nurtured over the years. Extended in the 1980s to add the utility room, with roof works completed within the last year and the boiler replaced around seven years ago, this solid family home offers the reassurance of good stewardship, while leaving space for a new family to add their own chapters to its story.



Comfort & character

Beyond the colourful front borders and shelter of the deep eaves, step inside and onto the original parquet flooring of the entrance hall, where the home opens up ahead – with sightlines directly through to the garden at the rear.

The basket weave underfoot flows through into the lounge on the left; a warm, welcoming and light-filled room where sconce lighting to the walls is balanced by spotlighting above. With its natural stone surround and substantial Welsh slate hearth, the fireplace brings a warm, mid-century feel to the room, which flows through to the dining room at the rear, where French doors open to invite al fresco summertime dining in the leafy calm of the garden.





Heart of the home

Continuing the sense of connectivity and ease, the dining room opens into the breakfast-kitchen, whose neutral light-toned wooden cabinetry lends a classic feel, offering ample storage. Currently housing a sink, oven and hob, and with plenty of space to cultivate and create your own sense of flow, the kitchen is the undisputed sociable heart of the home. With access through to the light-filled utility room, featuring additional storage, sink and plumbing for a washing machine and dryer, garden views beckon to both sides, with access straight out onto the patio.

“This home was always the meeting house for friends after school – it’s so easy to be sociable in it.”

Rest & refresh

Leading away from the main entertaining spaces, the hallway transitions to the bedroom wing, where the bathroom lies off to the left. Retiled in contemporary warm, sandy-toned shades in recent years, and currently furnished with a walk-in shower, wash basin, WC and heated towel radiator, refresh and revive in comfort and convenience.

Sink into slumber in the first of the well-proportioned, carpeted bedrooms next door, with original fitted wardrobes and ample space for a double bed. To the right, the second of the good-sized doubles is furnished with a fitted dressing table and two wardrobes to either side. Wake up to leafy garden views.





Peace and privacy await in the master bedroom, a spacious double with a wall of mirrored wardrobes amplifying the sense of spaciousness and light. Full-height windows flank the door opening directly onto the patio – perfect for morning coffee. Freshen up in the en suite, fully tiled and furnished with wall mounted vanity unit wash basin, WC, heated towel radiator and shower.

“I love how the home opens up to the garden from three rooms at the back. It’s a beautifully balanced home, you can really switch off in the bedrooms, even if people are still moving about in the kitchen or lounge.”



Family time outdoors

Stretch out and unwind on the wide, paved patio, extending out across the rear of the home and easily accessible from the dining room, kitchen-utility area and master bedroom. Mature evergreen hedging provides a sense of shelter and serves as a haven for wildlife, with space for a netball post at the side of the home.

Sunny and bright, the overhanging eaves provide pockets of welcome shade on hot summer days, while the lawn, with its planted borders has previously accommodated vegetable plots for those keen to grow their own. From barbecues with friends to sunset gin and tonics or a family game of boules, this is a garden for all occasions.



Out & about

A peaceful and privacy respecting neighbourhood, yet friendly and warm community, York Road is a quiet enclave; leafy, laid back and wonderfully tucked away, between the Bridgewater Canal and Manchester Ship Canal, offering walks from the doorstep. Head out along the canal towards Lymm and Walton. Greenery is always within reach, with Walton Hall and Gardens, Grappenhall Heys Walled Garden and local sports clubs all close by.

Just across the Bridgewater Canal, Warrington Sports Club offers tennis, padel, cricket and a thriving social scene, while golfers are well served by nearby Lymm Golf Club, Walton Hall Golf Club and Warrington Golf Club. Whether cheering on Warrington Wolves or enjoying the community atmosphere at Lymm Rugby Club, rugby is firmly part of local life here.

For everyday life, Grappenhall village is just a walk away, with good junior schools, welcoming pubs, shops and essential amenities, and with Lymm High School

also within easy reach. Stockton Heath is close by for independent restaurants, bars and evenings out, while buses are easily accessible from the end of the road.

Despite its tucked-away feel, connectivity is excellent, with motorway access within five to ten minutes, straightforward road and rail links into Manchester, Altrincham and Liverpool, and Manchester Airport around 25 minutes away. Even North Wales feels close for weekend jaunts to the seaside, with Anglesey reachable in around 90 minutes to two hours.

A warm and welcoming home with soul, No. 26, York Road has been lovingly cared for over five decades. Equally suited to a growing family or those looking to embrace the community feel of such a friendly and vibrant area, No. 26 offers easy, adaptable living that evolves alongside family life.

Ask the owners

Where do you go when you need...



GROCERIES?

There are plenty of convenient nearby options including Co-op Food and Tesco on Knutsford Road. Nearby Stockton Heath also offers Marks & Spencer Foodhall, Morrisons and Sainsbury's Local, making day-to-day shopping particularly convenient.



A WALK?

There are some excellent walks nearby, including scenic canal routes towards Lymm and Walton Hall and Gardens. Local green spaces such as Euclid Avenue Park are ideal for shorter walks, while Lymm Dam offers beautiful woodland routes.



A BITE TO EAT?

Stockton Heath offers an excellent range of cafés, restaurants and bars, while The Little Manor is a popular local choice for dining. The nearby cities of Manchester and Liverpool also provide a huge variety of restaurants and dining experiences.



YOUR LOCAL PUB?

Popular local pubs include The Little Manor, The Parr Arms and The Mulberry Tree, all well regarded locally and offering a relaxed atmosphere within easy reach of the property.



A DAY OUT WITH THE FAMILY?

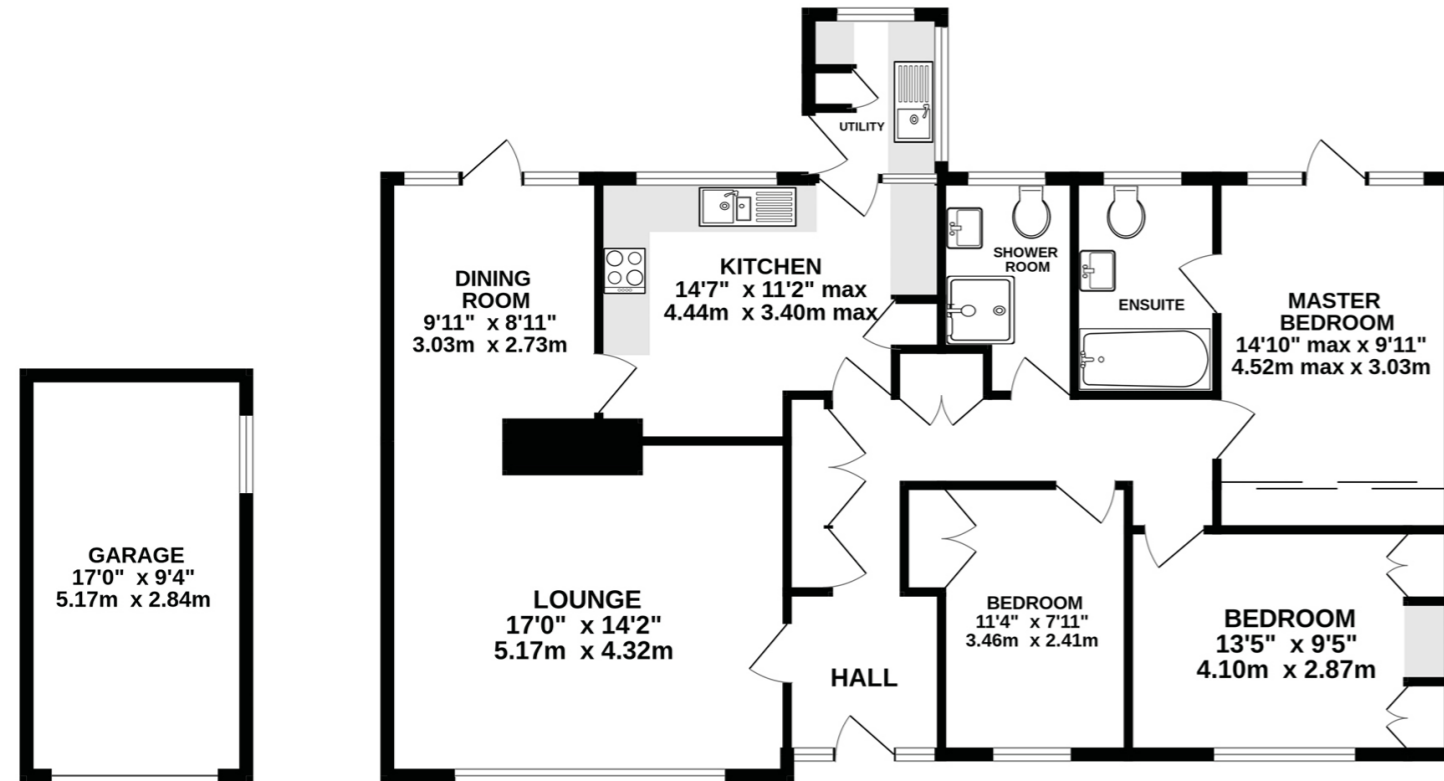
The home is ideally located for a variety of family days out, with easy access to North Wales, Chester, the Peak District and Shropshire for countryside walks and outdoor activities. Manchester and Liverpool also offer excellent shopping and entertainment.



SCHOOLS?

You are well placed for a range of highly regarded schools, including St Wilfrid's CofE Primary School and Bradshaw Community Primary School. Popular secondary school options include Lymm High School and Bridgewater High School.

FLOORPLAN



TOTAL FLOOR AREA: 1307 sq.ft. (122 sq.m.) approx.

EXCLUDING GARAGE: 1147 sq.ft. (107 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

KEY FEATURES

- Peacefully positioned family home tucked away within one of Grappenhall's most sought-after leafy enclaves
- Walking distance to Grappenhall village, local schools, canal walks and Stockton Heath amenities
- Spacious and light-filled 1960s home with original parquet flooring and mid-century character throughout
- Generous lounge with natural stone fireplace flowing through to the dining room with French doors to the garden
- Sociable breakfast kitchen with adjoining utility room and excellent indoor-outdoor flow
- Three double bedrooms including a master suite with patio access and en suite shower room
- Broad paved patio and private sunny garden bordered by mature hedging and established planting
- Gated driveway parking for two to three cars plus garage with potential for office or studio conversion
- Quiet, friendly community setting between the Bridgewater Canal and Manchester Ship Canal
- Excellent commuter links to Manchester, Liverpool and the motorway network

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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